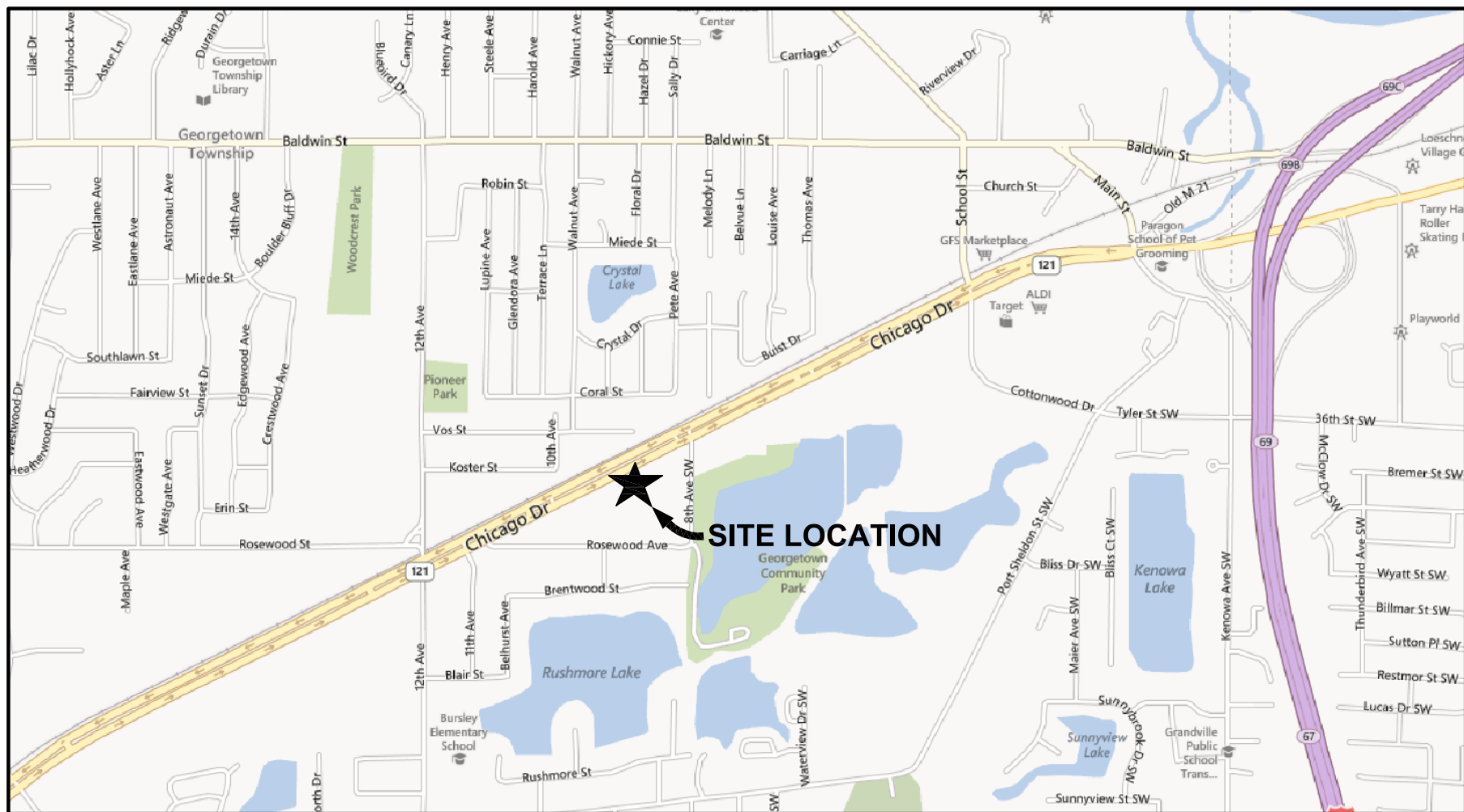


# 916 Chicago Drive

Georgetown Township, Michigan 49428



VICINITY MAP  
NOT TO SCALE

## INDEX OF SHEETS

**C1 - TOPOGRAPHIC, BOUNDARY SURVEY & REMOVALS**

**C2 - SITE PLAN**

**C3 - GRADING/UTILITY PLAN**

### LEGEND

- FOUND IRON STAKE
- SET IRON STAKE
- SIGN
- GUY ANCHOR
- UTILITY POLE
- LIGHT POLE
- POST
- DECIDUOUS TREE
- CONIFEROUS TREE
- FIRE HYDRANT
- ELECTRIC METER
- CATCH BASIN
- ROUND CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- ELECTRIC MANHOLE

### REMOVALS LEGEND

- BITUMINOUS REMOVAL
- CONCRETE REMOVAL
- TREE REMOVAL

### LEGAL DESCRIPTION

PART OF THE NORTHEAST ¼ OF SECTION 23, TOWN 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT A POINT 617 FEET EAST AND 400 FEET NORTH OF THE CENTER OF THE NORTHEAST ¼ OF SECTION 23; THENCE NORTH 250 FEET TO THE SOUTH LINE OF HIGHWAY M-21; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE 129 FEET; THENCE SOUTH 304 FEET; THENCE WEST 115 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

### APPLICANT

JKB CONSTRUCTION  
CONTACT: JACK BROWN  
ADDRESS: 4055 VAN BUREN ST., HUDSONVILLE, MI  
PHONE: (616) 531-9022

### NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

### PROPERTY INFORMATION

ZONED: HS - HIGHWAY SERVICE COMMERCIAL  
PARCEL NUMBER: 70-14-23-250-013  
PROPERTY ADDRESS: 916 CHICAGO DRIVE  
TOWNSHIP: GEORGETOWN  
TOTAL ACREAGE: 0.72 (31,503 SF)

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

### LAND & RESOURCE ENGINEERING INC.

Common Sense • Lasting Solutions  
1800 West River Drive, Ste. A, Comstock Park, MI 49321 Ph:616.301.7888

### CLIENT

JKB Construction

4055 Van Buren St., Hudsonville, MI 49426

### PROJECT

916 Chicago Drive Site Improvements

916 Chicago Drive, Georgetown Twp, Michigan

### PROJECT NUMBER: 13-048

DESIGNED BY: KV DATE: MAY, 2013  
CHECKED BY: TJO DATE: MAY, 2013  
DRAFTED BY: NDJ DATE: MAY, 2013

### REVISIONS:

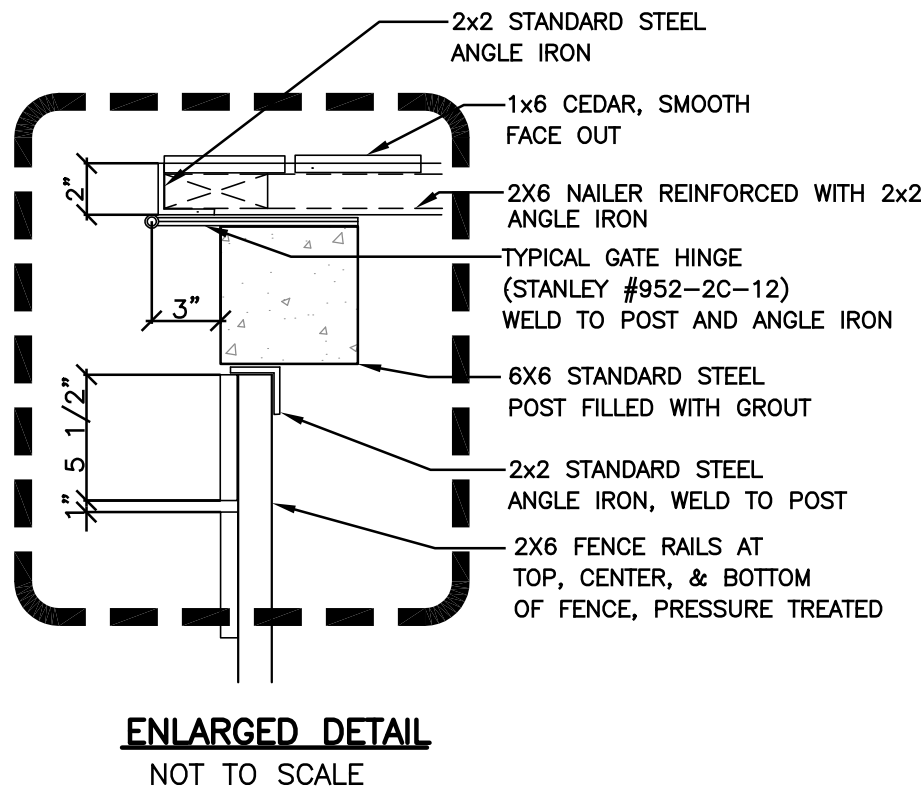
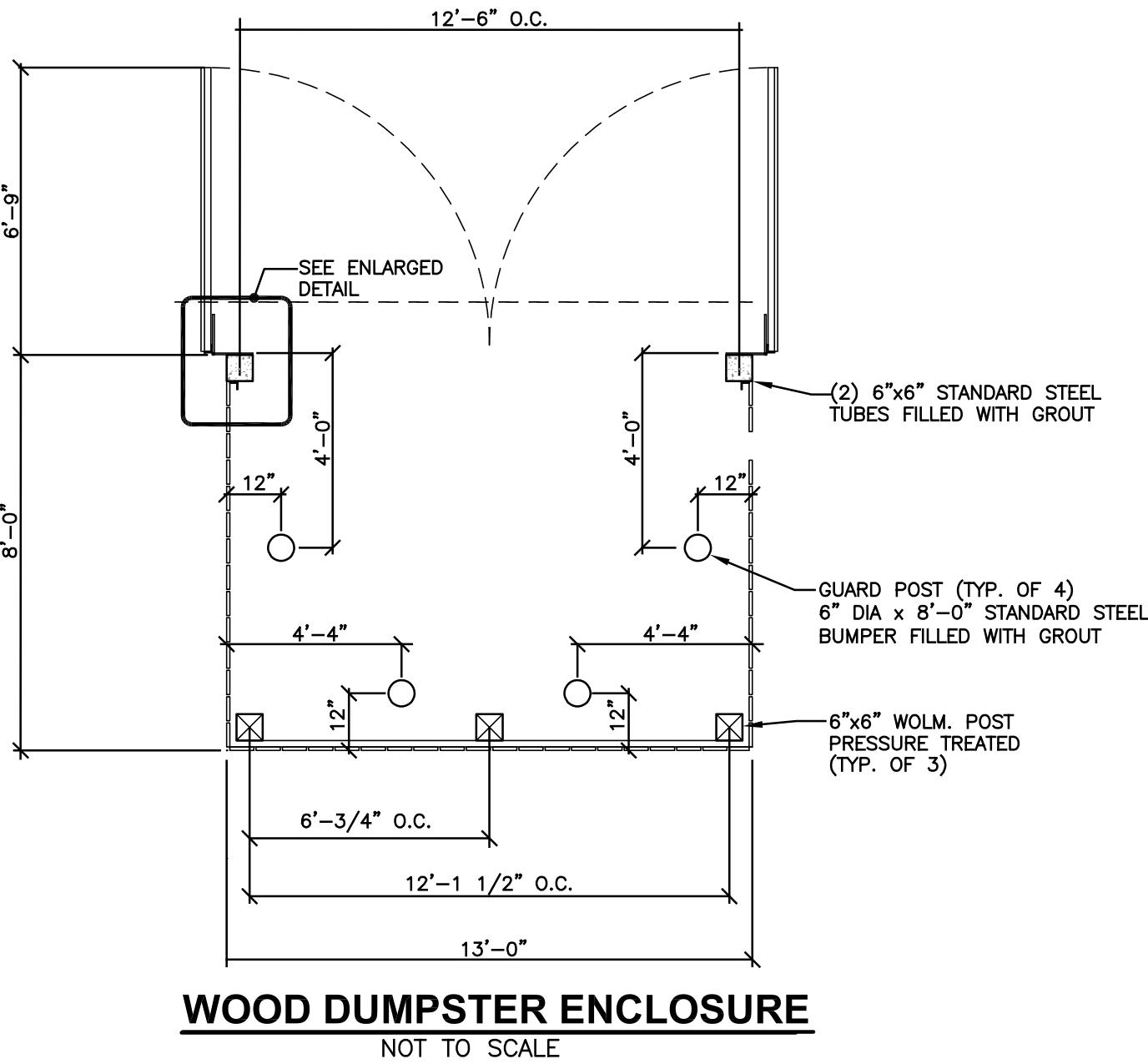
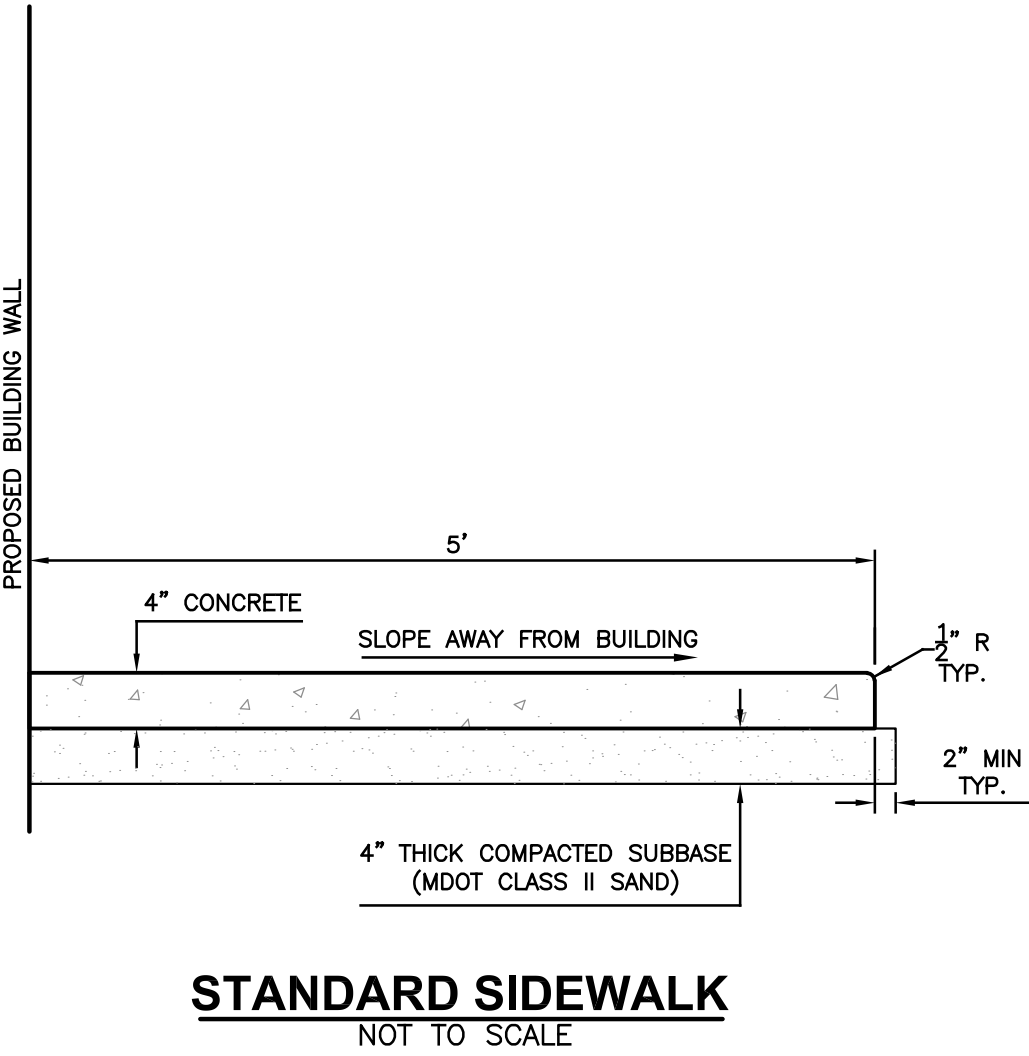
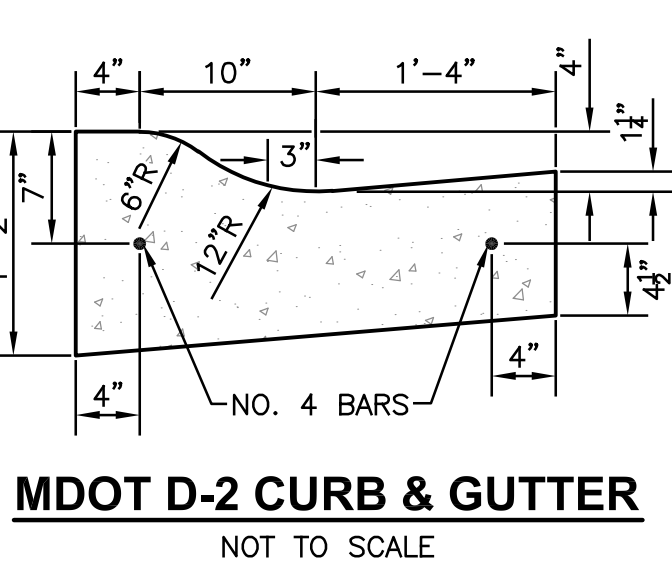
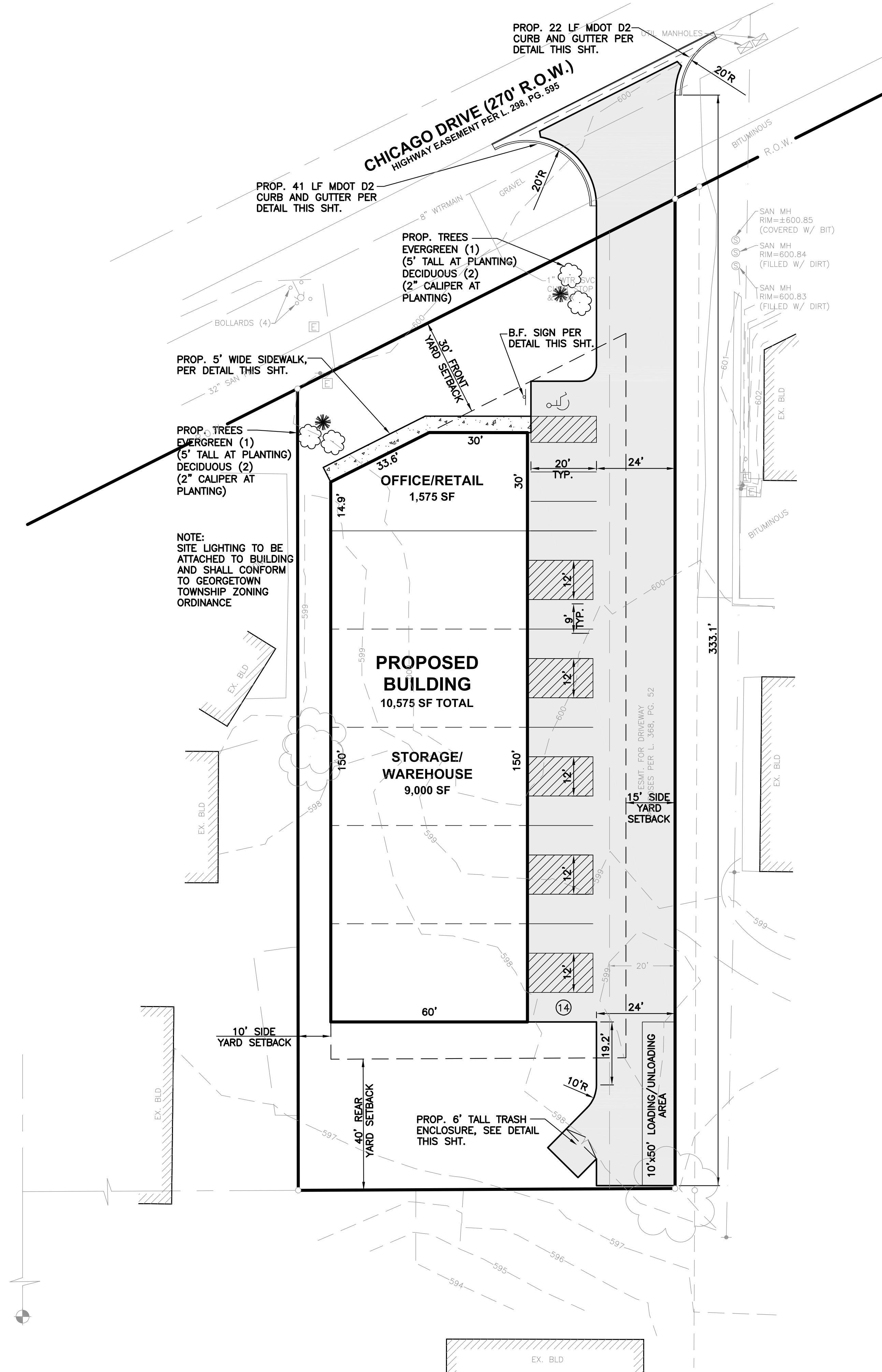
NO.	ISSUED FOR	DATE
1	SITE PLAN REVIEW	5/7/2013
2	SITE PLAN APPROVAL	5/15/2013

## TOPOGRAPHIC, BOUNDARY SURVEY & REMOVALS

SHEET NUMBER

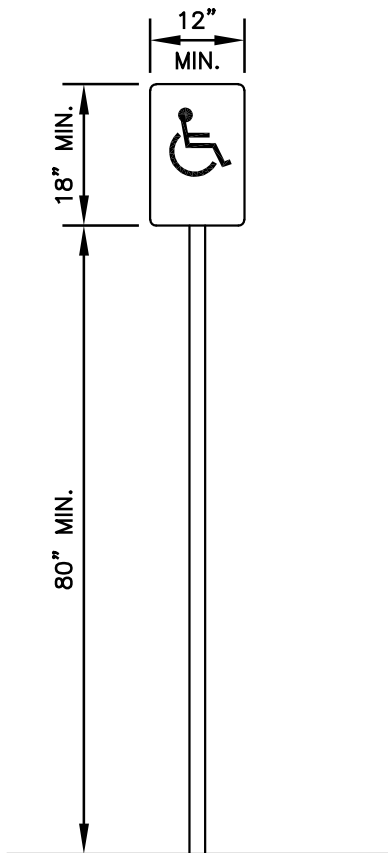
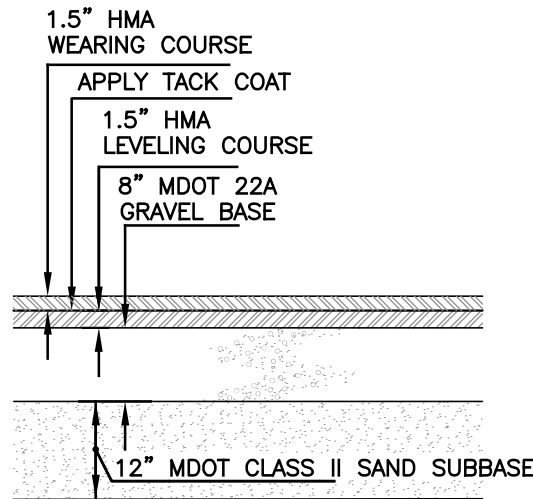
C1





MATERIAL TYPES:  
HMA WEARING COURSE MDOT HMA 4C (165#/SYD)  
HMA LEVELING COURSE MDOT HMA 3C (165#/SYD)

ALL MATERIAL DESIGNATIONS REFER TO M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2003 EDITION AND SUPPLEMENTAL SPECIFICATIONS



## LEGEND

- PROPOSED CONCRETE WALKS & SURFACES
- PROPOSED STANDARD PAVEMENT SECTION
- PARKING COUNT

## NOTES

- DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE ON PLANS.
- RADI ARE 5 FEET UNLESS INDICATED OTHERWISE ON PLANS.
- CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL SITE AND SIGN LIGHTING WILL BE DOWNWARD DIRECTING TO PREVENT THE SHEDDING OF LIGHT ON ADJACENT PROPERTIES AND THE ROADWAY. ALL SIGNAGE AND LIGHTING WILL CONFORM TO GEORGETOWN TOWNSHIP ZONING ORDINANCE.

## PARKING INFORMATION

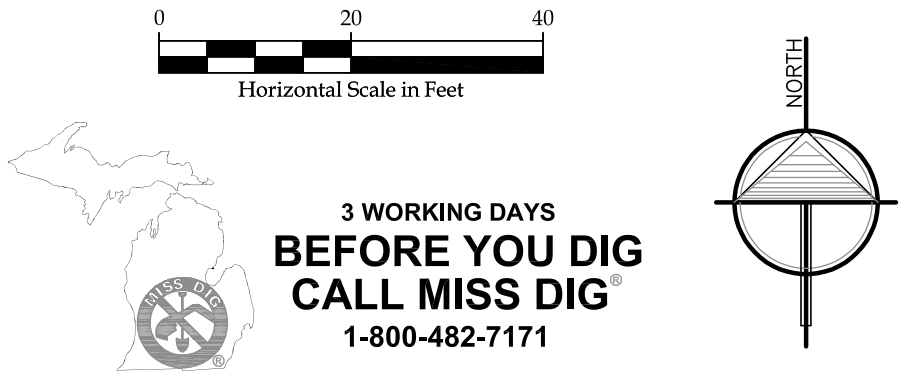
PARKING REQUIRED:	
RETAIL=1 SPACE/200 SF	= 8 SPACES
WAREHOUSE	= 1 SPACE/2,000 SF
TOTAL REQUIRED	= 5 SPACES
PARKING PROVIDED	= 13 SPACES

## BUILDING SETBACKS:

FRONT YARD: 30 FT.  
SIDE YARD: 10 FT. MIN (25 FT. TOTAL)  
REAR YARD: 40 FT.  
MAX. BUILDING HEIGHT = 35 FT.

## BUILDING ADDRESS:

916 CHICAGO DR.  
GEORGETOWN TWP. MICHIGAN



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Common Sense • Lasting Solutions  
3800 West River Drive, Ste. A, Comstock Park, MI 49321 Ph:616.301.7888

CLIENT: JKB Construction  
4055 Van Buren St., Hudsonville, MI 49426  
PROJECT: 916 Chicago Drive Site Improvements  
916 Chicago Drive, Georgetown Twp, Michigan

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REVISIONS:  
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## SITE PLAN

SHEET NUMBER

C2

PERMANENT SEEDING NOTE:

ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL AND LAWN SEED MIX AS INDICATED ON PLANS AND AS FOLLOWS:

PROPORTION	CLASS "A" SEED TYPE
10%	CANNON KENTUCKY BLUEGRASS
10%	GOLDRUSH KENTUCKY BLUEGRASS
20%	RONDE KENTUCKY BLUEGRASS
20%	SR5100 CHEWINGS FESCUE
20%	SR5200 CREEPING RED FESCUE
10%	SR4400 PERENNIAL RYEGRASS
10%	SR4500 PERENNIAL RYEGRASS

SEEDING RATE SHALL BE 4 TO 6 lbs. PER 1000 SQ. FEET.

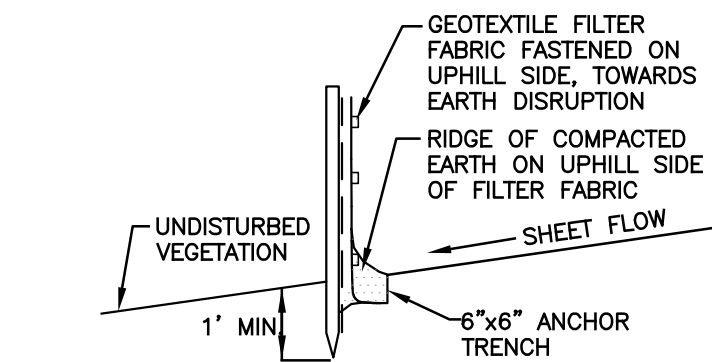
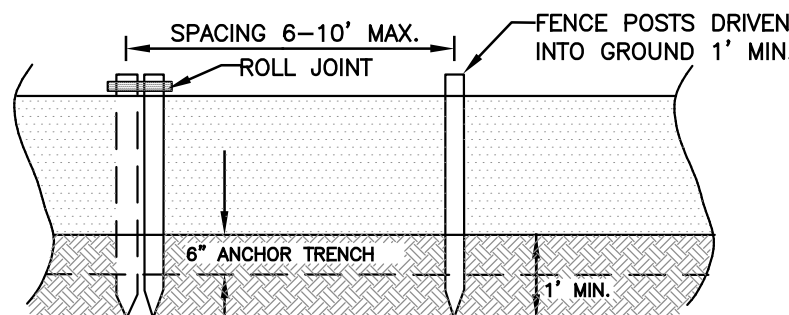
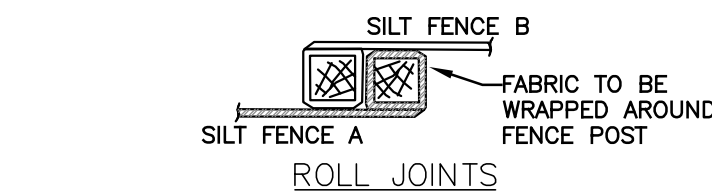
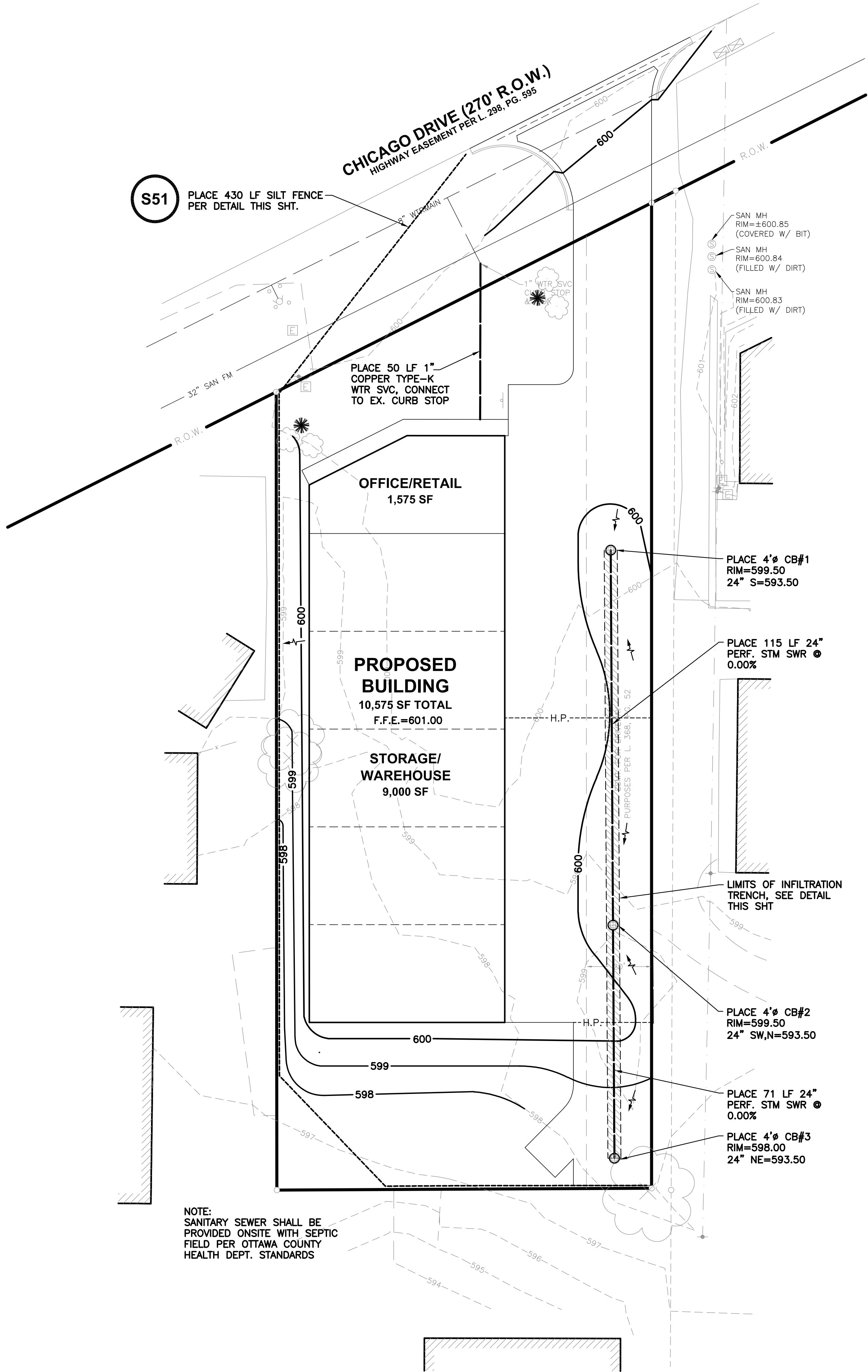
KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
SEDIMENT CONTROLS			
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
EROSION CONTROLS			
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).

LEGEND

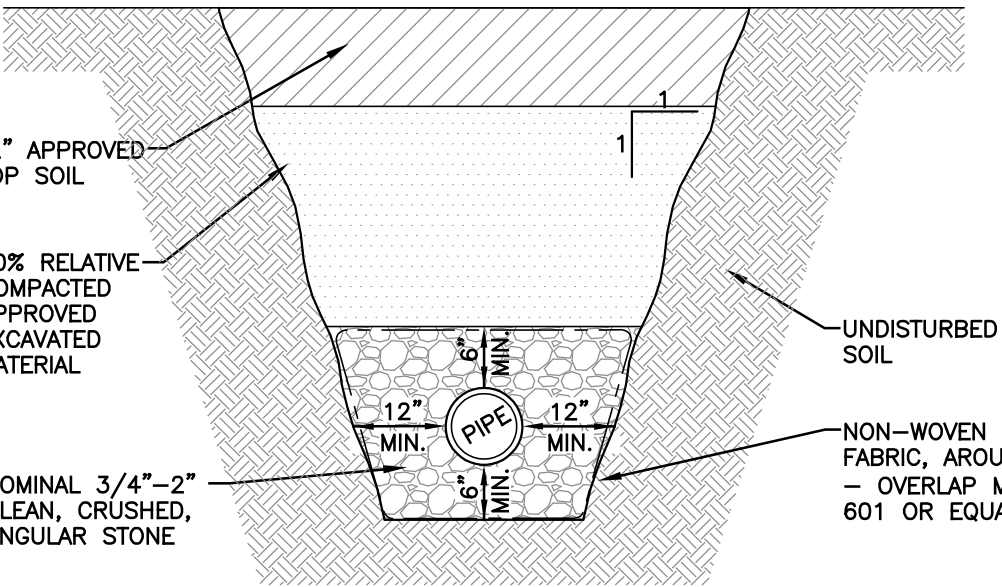
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED STORM CATCH BASIN
- DIRECTION OF DRAINAGE FLOW
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER

NOTE:

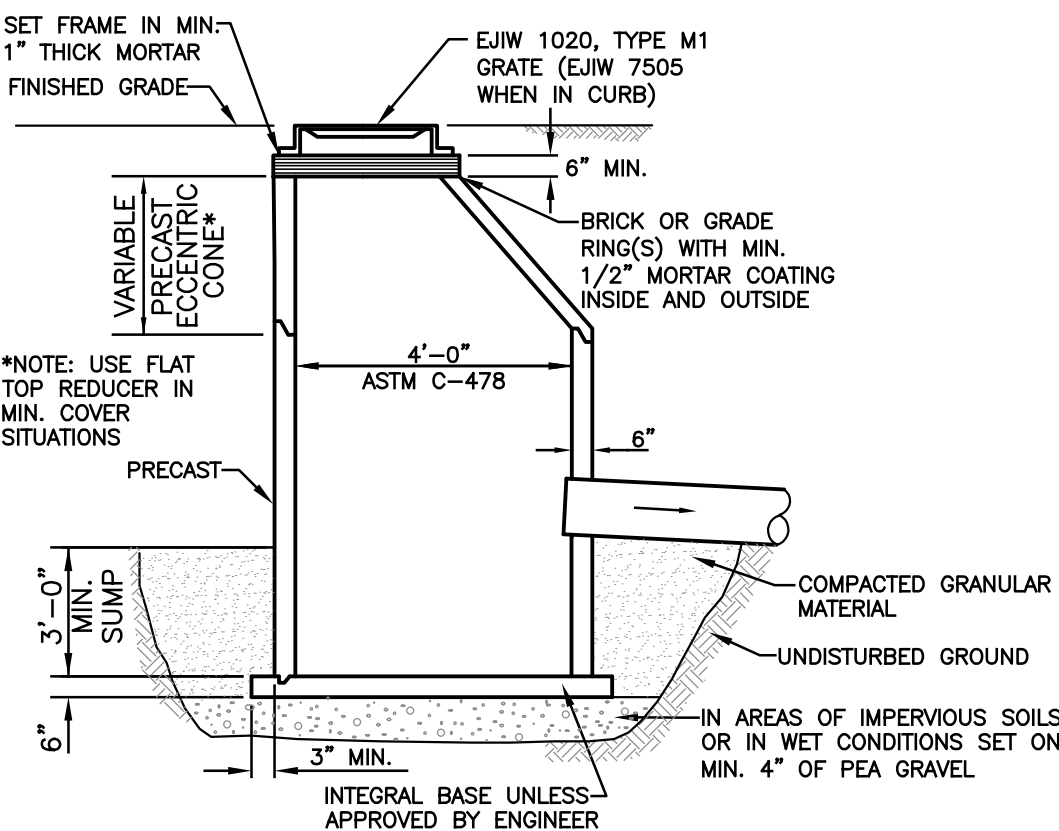
- A STORMWATER DRAIN PERMIT FROM THE OTTAWA COUNTY WATER RESOURCE COMMISSIONER WILL BE OBTAINED FOR BUILDING PERMIT APPLICATION.
- THE SITE IS NOT IN A FLOODZONE OR AFFECTED BY A FLOODPLAIN.



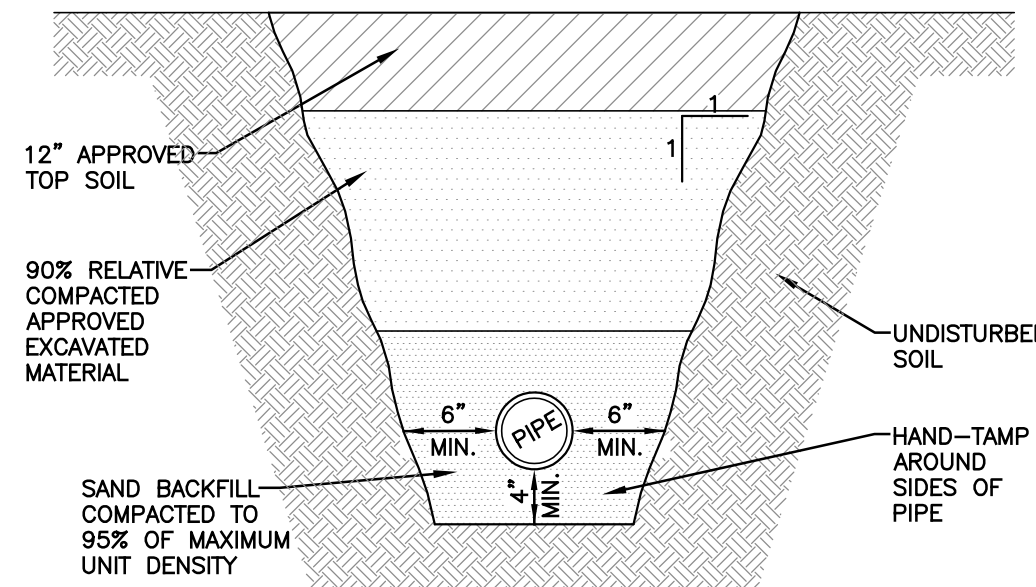
S51 SILT FENCE DETAIL  
NOT TO SCALE



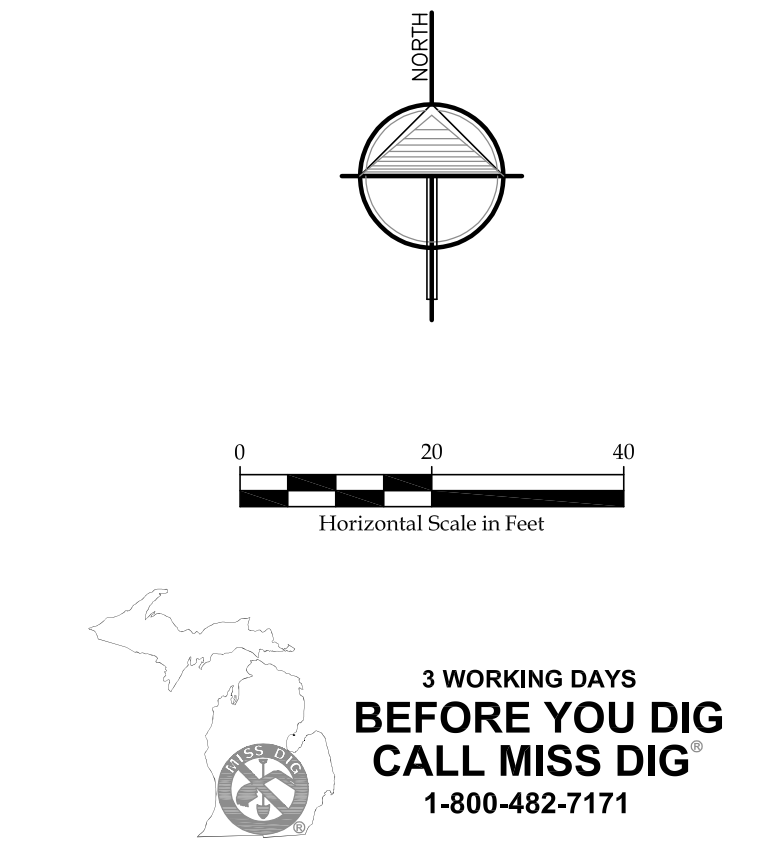
TYPICAL INFILTRATION TRENCH DETAIL  
NOT TO SCALE



STANDARD CATCH BASIN  
NOT TO SCALE



TYPICAL TRENCH DETAIL  
NOT TO SCALE



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GRADING/UTILITY PLAN

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C3